

Town of East Bridgewater



George G. Samia
Town Administrator

175 Central Street
East Bridgewater, MA 02333

Telephone: (508) 378-1601
Fax: (508) 378-1636

Narrative Information Sheet

1. **Applicant Identification:** Town of East Bridgewater, 175 Central Street, East Bridgewater, MA 02333
2. **Funding Requested:**
 - a. **Grant Type:** Single Site Cleanup
 - b. **Federal Funds Requested:** \$500,000
 - c. **Contamination:** Hazardous Substances
3. **Location:** Lynn, Essex County, Massachusetts
4. **Property Information:** East Bridgewater, Plymouth County, Massachusetts
5. **Contacts:**
 - a. Project Director: George Samia, Town Administrator, East Bridgewater Town Hall, 175 Central Street, East Bridgewater MA 02333. Mr. Samia can be reached via telephone at (508) 378-1600; fax (508) 378-1636 or email gsamia@ebmass.com.
 - b. Chief Executive/Highest Ranking Elected Official: George Samia, Town Administrator (contact information above)
6. **Population:** 13,794
7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

Town of East Bridgewater

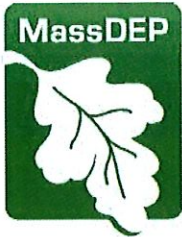


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8. Letter from State Authority: Attached



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

January 3, 2019

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: **STATE LETTER OF ACKNOWLEDGMENT**
Town of East Bridgewater, Brownfield Cleanup Grant Funding, Former Precise Engineering, 54 West Union Street, Parcels 62-19 and 62-20

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of East Bridgewater (Town) under the Fiscal Year 2019 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from EPA will support the Town's efforts to clean up Parcel 62-19, which is property formerly occupied by Precise Engineering. A documented release of oil and/or hazardous materials has occurred at this property and is tracked under Release Tracking Number (RTN) 4-0000594 with the Massachusetts Department of Environmental Protection (MassDEP). The Town plans to redevelop the property for mixed commercial/industrial use.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The Town's compact was signed on March 23, 2017, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

cc: Tracey Costa, LSP, Ransom Environmental
John Handrahan, Brownfield Coordinator, MassDEP Southeast Regional Office

This information is available in alternate format. Call the MassDEP Diversity Office at 617-556-1139. TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (30 points)

1.a. Target Area and Brownfields (8 points)

1.a.i. Background and Description of Target Area (3 points)

Located in southeastern Massachusetts, the Town of East Bridgewater is a small, proud town located in Plymouth County, Massachusetts, with a history of boot, shoe, textile factories and industry in the 1 square-mile **Downtown target area**. From the 18th to 20th centuries, these factories provided jobs, spurred growth of businesses, and sustained the livelihood of the Town. However, over the last 40 years, the factories walked away and left behind over 30 decrepit, dangerous, toxic Brownfields sites in our Downtown target area, including the abandoned **Precise Engineering site** and abutting Eastern States Steel site. Since the departure of factories and industry throughout Town, we have suffered from job loss, reduced tax base, budget cuts, crime, and a legacy of Brownfields contamination. Our understaffed police and fire departments are bogged down by drug use and mayhem at the Brownfields sites. Children are forced to walk past the site on their way to the 3 schools in the Downtown target area. There are two nursing homes/rehabilitation centers to accommodate our high elderly population. Low income and minority residents live in the target area amongst this blight, in mainly older, multi-family rental housing. *Meadow Brook flows to and from Forge Pond through the target area and are within FEMA Special Flood Hazard Areas*-The Town routinely closes roads in the target area during rain events, due to flooding. The target area is located within a state-designated "Zone II" public water supply protection area-Brownfields contaminants may pose a risk to our drinking water supply.

1.a.ii. Description of the Brownfield Site (5 points)

The Precise Engineering Site is defined by the Town Assessor as two parcels: Parcel 62-20 consists of a 29,720 square foot industrial building and Parcel 62-19 is the 1.16-acre land portion of the site, located at 54 West Union Street. The Site operated as a shoe manufacturer, metal working and stamp manufacturer for over 100 years, with state-reported releases of heavy metals, chlorinated solvents, petroleum and other contaminants. Based on the results of a hazardous materials building survey conducted by the Town in 2017, there is evidence of asbestos containing materials (ACM) and lead-based paint in exterior and interior building materials. The partially collapsed building poses a safety threat to trespassers, and health threat to the health to sensitive receptors in the target area. The Site is identified by MassDEP¹ by Release Tracking Number (RTN) 4-00594. Contaminant sources are: (1) paint room, (2) dip-painting operations, (3) above-ground solvent degreasing tanks, (4) former fuel oil underground storage tank (UST), (5) Small truck bodies stored outdoors and used to contain leaking drums of oil and solvents, and, (6) A release of 300 to 500 gallons of diesel fuel from a crane accident. ***The releases have resulted in a chlorinated solvent plume to groundwater, which extends throughout the site and is partially co-mingled with petroleum impacts.*** Clustered residences abut the eastern portion of the Site and sit within 100 feet of the collapsed building-If not abated, ongoing disintegration of the building may result in the spreading of friable asbestos and flaking lead paint to nearby backyards. Site contaminants (Volatile Organic Compounds [VOCs]), if not cleaned up, may migrate by vapor intrusion and pose a threat to indoor air of the adjacent residences and nearby pre-school and contaminate our water supply. Flooding in the target area may also spread hazardous building materials and VOCs.

1.b. Revitalization of the Target Area (12 points)

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans (7 points)

¹ Massachusetts Department of Environmental Protection

Cleanup of the **Precise Engineering site** is crucial for target area revitalization and redevelopment of the Site create new jobs in the target area. The Town anticipates that the Site will be combined with the abutting railroad right-of way and Eastern States Steel site to accommodate a 5-acre industrial and commercial development complex. The Town will partner with our regional planning agency, community-based and governmental partners, and with technical support from the selected Qualified Environmental Professional (QEP). Planning efforts to revitalize the site and target area include the *East Bridgewater Center Market Analysis (2016)*, *Comprehensive Plan, Route 18 Corridor Study, Hazard Mitigation Plan (2016)*, *Regional Transportation Plan (2012)*, *Priority Development & Priority Protection Areas, Comprehensive Economic Development Strategy (2016)* and *Public Participation Plan (2011)*. The Town and its regional planning commission and Project partner, Old Colony Planning Council (OCPC), have established target area priorities from input gathered from public meetings and the planning documents described above. *The Town implemented numerous measures to ready the site for redevelopment:* We adopted an Industrial Overlay District at the Precise Engineering site and Eastern States Steel site in 2013. Since the Town does not have a municipal wastewater treatment plant and properties rely on private septic systems, in 2011, the *Town invested \$4M in a wastewater "package plant"*, constructed in the target area to receive wastewater from the Downtown schools and was *designed with additional 70% capacity to accommodate new development in the target area*. Additionally, the Town partnered with a private retail corporation, in 2017 to invest \$500K to install gravity-flow sewage piping to connect properties in the target area to the package plant. A *2.5-megawatt solar field was constructed in 2013*, comprised of 10,000 solar panels to increase sustainability for the target area. The state's Green Communities Act of 2008 stimulates renewable energy development in the Commonwealth. A centerpiece of the Act was the establishment of "Net Metering" – a special metering and billing agreement between utility companies and their customers, which *facilitates the connection of renewable energy generating facilities to the power grid*. This innovative deal ensures that no town money is spent on the development, construction or maintenance of the solar facility, and that, as the host customer for the facility, the Town will pay less for its power under the agreement. The Expedited Permitting Program, Chapter 43D of the Massachusetts General Law, provides an opportunity to promote targeted economic development of commercial and industrial projects in locally-defined "priority development sites". The Program guarantees local permitting decisions on these sites within 180 days, providing an efficient and transparent process for municipal permitting. Chapter 43D allows communities to submit an application for a particular parcel of land for commercial or industrial use in state-approved Priority Development areas and may guarantee the completion of the permitting process within 180 days. (5) *Transportation/Streetscape Improvements:* The Town is scheduled to be the recipient of a \$7.8M² Old Colony Transportation Improvement Program (TIP) project. The project, scheduled to begin in the Autumn 2019, will focus on the target area and includes the resurfacing of the roadway, the construction of sidewalks and bicycle lanes as well as drainage upgrades and intersection improvements. In 2016, *the Town petitioned the state to upgrade the traffic controls to accommodate new development, along with sidewalk improvements and lighting*. In addition, the Town receives over \$300M annually from the state's Chapter 90 program, which is used for road improvements. *Enhance safety/decrease crime:* Our Police Department Chief, Scott Allen, worked with the community to establish a non-profit organization in 2011 called EBHope (East Bridgewater Help, Outreach, Prevention, Education) to

² Total Project cost = \$7.8M, with \$4.8M of Surface Transportation Block Grant Program funding and \$3M state funding

address the opioid drug epidemic in our Town. This organization is sustained by donations and state grants has been modeled across the country.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy (5 points)

The Town's revitalization plans and outcomes include the following endeavors that will improve and enhance the livelihood of residents and workers in the target area:

- ✓ OCPC quantifies that the TIP project will result a decrease of greenhouse gas emissions from bicycle and pedestrian infrastructure.
- ✓ Streetscape improvements will encourage recreation; increase the safety of residents and school children; and connect residents/workers to bus and commuter rail transit.
- ✓ Expedited permitting and connection to the wastewater treatment plant in the target area will attract developers to redevelop the Site.
- ✓ Cleanup of contamination that poses a threat to sensitive receptors in the target area.
- ✓ Implementation of infrastructure improvements to improve flooding issues.
- ✓ Incorporation of climate change adaptation measures for cleanup and design/construction of new buildings and infrastructure upgrades and sustainable energy (solar/wind).
- ✓ Improved health by mitigating exposure to Brownfields site contaminants
- ✓ Promote investment in the target area and increase in tax revenue;
- ✓ Creation of temporary and permanent jobs, to help replace jobs lost from factory closures,
- ✓ Increase in real estate values
- ✓ Protection of our drinking water supply

1c. Strategy for Leveraging Resources (10 points)

1.c.i. Resources needed for Site Reuse (7 points)

The Town has several options to leverage funding to support cleanup and redevelopment of brownfields sites after assessment. Every effort will be made in order to financially supplement the EPA Brownfields Cleanup Grant and expand the program. The Town has been allotted \$372K in Chapter 90 FY'19 state local transportation funding, some of which will be used to enhance the target area. In 2016, the Town was awarded two Brownfields Assessment Grants, totaling \$200K, from MassDevelopment, the state's finance agency, for the Precise Engineering site and the Eastern States Steel site. The Town expects to apply for MassDevelopment funding to prepare a developer RFP and for additional Brownfields Cleanup funding to demolish the Site building. The Town leveraged \$43M from the state in 2011 to construct a new junior and senior high school in the target area, which included installation of a wastewater package plant, which has the capacity to support redevelopment of the precise Engineering site. We also leveraged electricity utility benefits by working with a private developer in 2013 to install a 2.5-megawatt solar farm on Town property, which is a resource for sustainable energy for Site redevelopment. In 2017, the Massachusetts Board of Library Commissioners granted the Town \$7M in funding towards expansion of the public library in the target area The Town anticipates that it will apply for state CDBG³ funding -Communities may apply on behalf of a specific developer or property owner. The Town will also leverage funding for affordable housing development through the state's Department of Housing and Community Development (DHCD), which is available for both the Town and developers.

1.c.ii. Use of Existing Infrastructure (3 points)

The target area is connected to public water, along with electric, natural gas, and communications (i.e., cable, high-internet, fiber optics). New development is anticipated to utilize and improve existing infrastructure, including the wastewater package plant, along with upgrading stormwater

³ Community Development Block Grant

discharges by implementing green stormwater infrastructure (GSI)⁴. The Town will promote energy efficiency and sustainability for all new development, including connections to the solar farm. Enhancements of infrastructure includes walkable connections to existing amenities, including buses that connect to the commuter rail station in adjacent communities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (20 Points)

2.a. Community Need (12 points)

2.a.i. The Community's Need for Funding (3 points)

The lost tax revenue for the Brownfields sites in the target area is close to \$5 M, which represents both lost back taxes and lost redevelopment opportunities for over 20 years, due to contamination. The Town has not recovered since losing its industrial tax base, due to the departure of the factories and industries over the last 40+ years. The closure of the privately-owned BFI landfill 8 years ago has resulted in the loss of over \$3M annually from tipping fees, along with over 20 jobs. The former Shaws supermarket warehouse has been vacant for over 15 years, resulting in millions of dollars in lost tax revenue and over 400 jobs, including union worker benefits, which were never recovered. We have not recovered from the Foxboro Company closure in 1989, which dealt a huge blow to the Town, with a loss of close to 500 union jobs and millions in tax revenue. Since we have lost much of our industries that provided revenue, property taxes account for over 80% of the Town's income and the property tax rates are amongst the highest in the state, which place a burden on our low-income residents. Voters have turned down a Proposition 2½ tax⁵ override that would have generated more revenue for the Town. The school department has accrued deficits over the last 3 years, which forced a freeze in teacher salaries and Town employees to give back a meager 2% raise. The Town acquired the Precise Engineering site as a tax taking in 2011 and does not have the financial means to remediate the site. We continue to bleed resources to keep the site secure. East Bridgewater is not an entitlement community, which requires our grant funding to come through a competitive application process.

2.a.i.i. Threats to Sensitive Populations (9 points)

(1) Health of Welfare (3 points): EJ concerns are very real-The Town's minority and poorest residents live amongst the blighted, abandoned and 65+ environmental releases, over 30 of the 47 EPA-regulated facilities and at least 20 known Brownfields sites in the target area, which detrimentally affect the wellbeing of the community. The elderly population surrounding the Site (19.7%) exceeds the Town percentage (12.9%). The blight is depressing the real estate values of surrounding homes, which causes the low-income residents (including elderly on fixed incomes) to be "trapped" in their mortgages and undervalued properties. The Brownfields sites are havens for crime and drug use and situated alongside the 3 schools and 3 day care centers in the target area, which pose a safety concern to our children. The heroin epidemic in the target area is exacerbated by these sites, which are frequented by drug users. The high population of elderly, including two nursing homes/rehabilitation centers in the target area, are at risk from the heightened crime. Transportation services are limited for residents and workers in the target area without the means to own and operate a car. Because of safety concerns, residents in the target area are afraid to walk in their neighborhood and past the dark, abandoned Brownfields sites, frequented by trespassers. *The revitalization is anticipated to increase activity, increased lighting, improve transportation options, remove targets of drug activity and provide job opportunities.*

⁴ GSI is proven, *sustainable* flood-prevention strategy

⁵ Proposition 2½ (Mass. Gen. L. c. 59, § 21C) is a Massachusetts statute that limits property tax assessments and secondarily, automobile excise tax levies by Massachusetts municipalities. The name of the initiative refers to the 2.5% ceiling on total property taxes annually as well as the 2.5% limit on property tax increases.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 points):

There is evidence of heightened levels of disease in the community. According to the Massachusetts Department of Public Health (DPH), incidents of bladder, breast, colon, kidney, liver, lung, ovarian, pancreatic cancer, prostate, stomach, thyroid and uterine cancers and melanoma and Non-Hodgkin lymphoma are higher than expected, based on state-wide average⁶. Chlorinated solvents can cause central nervous system and cardiovascular disease, kidney and liver cancers and non-Hodgkin lymphoma. Petroleum hydrocarbons are carcinogenic and may cause leukemia and other cancers. Asbestos may cause mesothelioma, and risk of cancers of the stomach, pharynx and colorectum⁷. Cleanup of the Site is anticipated to mitigate contaminant exposure and threats of disease. The percentage of children with first-time blood lead levels exceeding the federal standard has increased in the community⁸, likely attributable to lead paint in old stock housing. *The revitalization is anticipated to push landlords to keep up with renewal in the target area. Additional revenue will allow the Town to increase its Health Dept. staff and provide support for renters.*

(3) Economically Impoverished/Disproportionately Impacted Populations (3 points):

Minority (Black and Hispanic) population surrounding the Precise Engineering site (22%⁹) exceeds target area (9%), and town (4.7%) percentages, reflecting EJ concerns. Renter-occupied housing in the target area (30.8%) exceeds town (14.7%) percentages. Housing unit vacancies in the Site area (2.6%) and target area (4%) exceed the rate in Town (2.1%). *Community engagement will provide opportunities to support minority and disadvantaged populations.* We have a lower population of 20-34 year olds in the priority Brownfield site area (15.8%), target area (17.1%), and Town (15.3%), as compared to state (20.2%) and country (20.3%), which represents a gap in young adults that are needed for the growth of our community, and likely attributed to the lack of well-paying jobs. *The revitalization is anticipated to offer new jobs that may attract and keep young workers in Town.*

2.b. Community Engagement (8 points)

2.b.i. Community Involvement (5 points)

The following Project Partners are committed to the Brownfields and Revitalization program:

East Bridgewater Business Association: Jacqueline Rose, President; (508) 378-2874

eb@buzzaround.info; *Outreach to existing and new businesses*

MassDevelopment: Maryellen DeFrias; (508) 678-0533; MDeFrias@Massdevelopment.com

Brownfields Assessment/Cleanup funding; Developer financing; Tax credits; Developer RFPs

Old Colony Elder Services; Nicole Long, CEO; (508) 584-1561

Provide elderly outreach support

Old Colony Planning Council: Pat Ciaramella, Executive Director; (508) 583-1833;

pciaramella@ocpcrpa.org; *Transportation planning and funding*

Brockton Area Transit Authority: Ray Ledoux; (508) 588-2240; rldeoux@ridebat.com

Transportation and Transit/ TOD support

Old Colony YMCA: Diane Sanderson; (508) 378-3913; dsanderson@oldcolonymca.org

Provide input on revitalization recreational opportunities

2.b.i.i. Incorporating Community Input (3 points): The Town will provide clear and easily accessible information about the Brownfields program and proposed cleanup activities at the

⁶ Mass DPH. Observed and Expected Case Counts with Standardized Incidence Ratios, 2006-2010 (run Nov, 2015)

⁷ Asbestos Exposure and Cancer Risk. National Cancer Institute

⁸ East Bridgewater's 2016 Childhood Lead Screening Progress Report. Massachusetts DPH.

⁹ Census Block 523100-1-002 in Plymouth County, Massachusetts

Precise Engineering Site. We will build on recent successful community engagement mechanisms we have conducted over the last 4 years, including 2017 Library Expansion Public Forum, Education posters (i.e., EPA stormwater NPDES program) community surveys (i.e., 2017 police dept. community survey) and planning sessions (i.e., 2017/2018 One-Day Community Planning Session). Activities that will be undertaken will include: (1) Utilize our Project, state and federal partners to broaden our reach. (2) Using Town, Project partner websites to post project details notices, fact sheets, and opportunities for public engagement. (3) Using Social media (i.e., Facebook, Twitter) to foster two-way communication. (4) Host informational booths at community events in the target area (i.e., farmer's market, arts festivals, concerts, Town meetings). (5) Use of translators to accommodate our Spanish-speaking residents in the neighborhood surrounding the Precise Engineering site. (6) Develop a mailing list of stakeholders in the target area. (7) Local newspaper, radio and EBCTV (public access TV) meeting coverage/

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan (8 points)

In-Situ remediation is the selected cleanup strategy for the Site. Cleanup will be conducted in accordance with the state environmental cleanup regulation, the Massachusetts Contingency Plan (MCP)¹⁰ under the management of the Town's selected Qualified Environmental Professional (QEP) and performed by licensed contractors. Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP). The cleanup plan will incorporate EPA Principles for Greener Cleanups. *State cleanup (MCP) reports will be submitted to MassDEP: A Release Abatement Measure (RAM) Plan* by the selected QEP's Massachusetts Licensed Site Professional (LSP)¹¹, outlining the proposed cleanup plan and status reports will be prepared. Subsequent to the completion of cleanup activities, a Permanent Solution Statement (PSS) will be prepared, which will include a human health risk characterization, to assess risks for unrestricted Site usage. All local, state and federal permits will be obtained prior to the implementation of cleanup activities. Construction fencing, equipped with a gate and filter fabric, will be installed and maintained during cleanup activities. A Health & Safety Plan will be prepared, prior to the implementation of cleanup activities, and all Site personal will be properly licensed and/or certified to perform and oversee cleanup activities, including OSHA HAZWOPER certifications. Erosion and sedimentation controls will be installed. Dust and odor suppression measures will be implemented.

A bench scale treatability study will be performed, which will include the collection of soil and groundwater samples. A baseline groundwater monitoring event will be conducted. Pending the results of the bench scale treatability study, 2 remedial injection events will be performed. Up to 4 groundwater performance monitoring events will be conducted. Groundwater samples will be collected using EPA low flow/low stress methods. Groundwater samples will be collected for laboratory analysis of Volatile Organic Compounds (VOCs), Volatile Petroleum Hydrocarbons (VPH) and Extractable Petroleum Hydrocarbons (EPH). Investigation-derived waste (IDW) will be temporarily managed in drums on-Site and disposed at a licensed receiving facility and managed as hazardous waste.

¹⁰ The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

¹¹ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

3.b. Description of Tasks and Activities (12 points)

Project Implementation (6 points)

Task 1: Cooperative Agreement Oversight: The City will establish a Brownfields Committee comprised of local elected officials, business community, community organizations, economic development authority and stakeholders. MassDEP and EPA Brownfields staff will be invited to sit on the Committee. The City will prepare a Request for Proposal (RFP) and review responses to the RFP, conduct interviews and select a Qualified Environmental Professional (QEP) and Cleanup contractor. We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project.

Task 2: Community Engagement: We will hold a series of quarterly public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. A Community Relations Plan (CRP) will be prepared.

Task 3: Cleanup: The cleanup oversight will be conducted by the Town's QEP and cleanup will be conducted by licensed contractors. The details of the cleanup will be outlined in the Proposed Cleanup Plan and attached Draft ABCA.

Task 4: Reporting and Reuse Planning: The QEP will prepare the required MassDEP reports for the site, as outlined in the Proposed Cleanup Plan and attached Draft ABCA.

Task/Activity Lead (3 points): The Town Administrator will serve as the Lead for Task 1-Cooperative Agreement Oversight, with support from the Brownfields Committee, QEP, Assessors Dept., and legal counsel. The Town Administrator and Board of Selectman Chairperson will lead Task 2-Community Engagement, with support from our Project partners, Health Dept. and QEP, including the use of translators. For Task 3-the Town Administrator will direct our QEP, which will include a LSP, for execution of Task 3, report preparation, and interpretation of federal and state regulatory requirements and interfacing with regulatory authorities. The Town Administrator will lead Task 4-Reporting and Reuse Planning. We will obtain support from our OCPC and Town Engineer on reuse.

Cost Share (3 points): The Town anticipates the fulfillment of the cost share through staff labor (i.e., meetings, community outreach, QEP/Contractor management) and monetary expenditure, whereby the Town will directly reimburse the Contractor/QEP.

FY'19 EPA Brownfields Cleanup Grant Application
Precise Engineering site, Downtown Target Area, East Bridgewater, MA

Schedule of Activities in 3-Year Period		Year 1				Year 2				Year 3			
		1	2	3	4	5	6	7	8	9	10	11	12
1	Establish BF Committee	•											
	Issue RFP/Select QEP	•											
	Issue RFP/Select Cleanup Contractor		•										
	EPA reporting	•	•	•	•	•	•	•	•	•	•	•	•
	BF Committee meetings	•	•	•	•	•	•	•	•	•	•	•	•
2	Community Relations Plan	•											
	Public meetings	•	•	•	•	•	•	•	•	•	•	•	•
3	Bench Scale Treatability Study			•									
	Baseline groundwater monitoring			•									
	Remedial Implementation				•	•		•					
	Groundwater Performance Monitoring						•		•		•	•	
4	Draft ABCA Public Meeting	•											
	Finalize ABCA		•										
	RAM Plan		•										
	RAM Status Reports				•		•		•		•		
	Permanent Solution Statement											•	
	Reuse Planning		•				•				•		•

3.c. Cost Estimates and Outputs (10 points)

Cost Estimates (7 points)

Budget Categories	Project Tasks				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting and Reuse Planning	Total
Personnel	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
Fringe Benefits*					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$2,380	\$3,400	\$453,670	\$28,550	\$488,000
Other					
Total Federal Funding	\$6,880	\$5,900	\$456,170	\$31,050	\$500,000
Cost Share (20% of requested federal funds)	\$2,500	\$5,900	\$92,500	\$2,500	\$100,000

**Fringe Benefits are included in Personnel costs line item*

Task 1 Budget: 50 staff hours (\$50/hr.) and \$2,380 QEP support; Travel is for one EPA Brownfields conference (i.e., est. \$2K conference for airfare, hotel, per diem, and expenses). *The cost share is anticipated to be \$2,500 for this task.*

Task 2 Budget: 50 staff hours (\$50/hr.) and \$3,400 QEP support. *The cost share is anticipated to be \$2,500 for this task.*

Task 3 Budget: 50 staff hours (\$50/hr.) and \$453,670 in Contractor support, including QEP support (oversight, sampling and lab analysis and equipment) and Cleanup contractor. *The cost share is anticipated to be \$92,500 for this task, which will include reimbursement of Contractor costs, along with meetings and management.*

Task 4 Budget: 50 staff hours (\$50/hr.) and \$28,550 QEP support (reports) *The cost share is anticipated to be \$2,500 for this task.*

Outputs (3 points)

Outputs to be completed within the 3-year period of performance include establishment of Committee RFP, Contract with QEP and Cleanup Contractor; Active community engagement program that fosters two-way communication. Project schedules and milestones for activities from cleanup and reuse planning. Meetings, presentations, and materials, including multilingual documents, posters, flyers; Documents and reports, including: QAPPA, CRP, ABCA, RAM Plan and Status Report(s). Cleanup data to assess potential risk to human health and/or the environment. A remediated site that achieves a "Permanent Solution" in compliance with MassDEP regulations and plan for site redevelopment.

3.d. Measuring Environmental Results (5 points)

Our anticipated outputs from the Brownfields Program are technical and quantitative reports that will provide the Town with the next steps to move the site forward. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields cleanup program by increases in tax revenue, number of jobs and decrease in crime. The Site will be brought into state compliance and attract developer interest for redevelopment. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs, decrease in crime and redevelopment; prepare quarterly reports; and update ACRES to document site progress.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (15 points)

4.a. Programmatic Capability (9 points)

4.a.i. Organizational Structure (5 points)

This grant will be managed through the Town Administrator and departmental staff, which is successfully managing multiple large Town projects. Together, these staff serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the revitalization of the target area. They have also participated in community engagement and have built teams of stakeholders. George Samia, has served as Town Administrator for over 10 years and is leading the Downtown target area revitalization and manages the Town's Capital Improvement Program. Mr. Samia recently managed the construction of the multimillion-dollar wastewater treatment plant and junior/senior high school in from 2011 to 2013. Support personnel have over 120 years of collective Town experience. Police Chief Scott Allen will continue to lead the effort for EB Hope and will provide site security support. Steven Solari, Building Commissioner, will provide support on building permitting requirements and will interface with proposed developers. Phyllis Tirrell, Town Accountant, will provide support on taxes, auditing and financing. Robert Charles, Veteran Service Officer, will provide input on the needs of veterans in the community and target area. The Town will continue to partner with OCPC to provide

planning support. Bruce Hughes has over 30 years of planning experience and has partnered with the Town on multiple planning projects. Mr. Hughes will partner with Mr. Samia and our Planning Board on the planning needs for site redevelopment. Our DPW Director, John Haines, has over 30 years of Town experience and will continue to lead the Town on infrastructure improvements. Nancy Hill, Council of Aging Director, will provide input on the needs of the elderly in the target area and community. Our Health Agent, Robert Philbrick, will provide support to the team in responding to health concerns associated with the Brownfields sites. Claire Yocum, Chairperson of the Conservation Commission, will provide support on the redevelopment, including wetland issues. In the event of staff turnover, the Town will rely on qualified municipal employees that would become responsible for ongoing compliance/completion for the duration of the Grant period.

4.a.ii. Acquiring Additional Resources (4 points)

We will seek support from municipal staff, city, state and federal agencies, and the private sector to support our Brownfields program. We will seek support from NJIT¹² for stakeholder workshops. OCPC will provide planning support. Town Fire, Police, and Health Dept. will provide safety, security and health support and the Town Engineer to address infrastructure needs. Additional state agency support includes MSBA¹³, DHCD¹⁴, DPH, State Police, Dept. of Transportation and federal agencies include HUD and Veterans Affairs Dept.

4.b. Past Performance and Accomplishments (6 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (6 points)

(1) Accomplishments (3 points)

The Town manages an average of \$400K (annually) in state Chapter 90 Program Highway funding. Accomplishments include renovations in the target area including road and infrastructure upgrades/repairs. We managed the \$4M wastewater package plant construction, which was completed as part of the school construction project. The Town obtained over \$40M in funding to construct a new junior and senior high school in 2013 to replace schools that were designated as “below average”, and detrimentally impacted the learning capabilities and testing scores of our students. The new school was part of the Massachusetts School Board Authority’s (MSBA’s) cost-saving model school program and serves 950 students in grades 9-12. We were approved by the MSBA, which agreed to contribute \$43 million towards the \$67 million project budget. The project was designed to achieve LEED-Gold certification under the LEED for Schools 2009 system.

(2) Compliance with Grant Requirements (3 points)

The Town is in full compliance with all grant requirements, including documentation and reporting requirements, invoicing, financial statements, budgeting and schedule. Our annual audits are conducted by a private auditor which includes an evaluation of adherence to funding requirements. We adhere to contract requirements, including terms & conditions.

¹² New Jersey Institute of Technology provides Technical Assistance for Brownfields Communities Program for EPA Region 1

¹³ Massachusetts School Building Authority

¹⁴ Massachusetts Dept. of Housing and Economic Development

Threshold Criteria

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The Town of East Bridgewater, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

2. Previously Awarded Cleanup Grants

The Site has not received funding from a previously awarded an EPA Brownfields Cleanup Grant.

3. Site Ownership

The Town of East Bridgewater is the sole owner of the Site.

4. Basic Site Information

- a) **Name of Site:** Precise Engineering
- b) **Address:** 54 West Union Street, East Bridgewater, MA 02333
- c) **Owner:** The Town of East Bridgewater is the current owner of the Site

5. Status and History of Contamination at Site

- a) The Site is contaminated by hazardous substances.
 - b.) Operation history and current use of the Site:
Site usage includes shoe last manufacturing (1920s to 1970s); boat building (late 1970's) and metal working and stamp manufacturing (late 1970s through 1990s). The Site has been vacant since at least 2000.
 - c.) Environmental concerns at the site
A co-mingled release of chlorinated volatile organic compounds and petroleum release has impacted soil and groundwater at the Site.
 - (d) How the site became contaminated and the nature and extent of contamination
The sources of contaminant impacts include former facility waste storage practices and discharges associated with: a paint room, housing dip-painting operations, above-ground solvent degreasing tanks (formerly used to contain tetrachloroethylene [PCE] and 1,1,1-trichloroethane [TCA]); former (suspect fuel oil) underground storage tank (UST) ; exterior small truck bodies used to contain 55-gallon drums of virgin and waste oils and TCE, along with "5-gallon buckets" of oil and grease; Floor drains that reportedly discharged to an on-site septic leaching field.
- 6. Brownfields Site Definition:** The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Proposals:

A Phase II Environmental Site Assessment activities have been performed at the Site from 1987 through 2017. The results were documented in a MCP Phase II Comprehensive Site Assessment (CSA) (April 2007) and Draft Revised Phase II CSA, dated October 15, 2018.

8. Enforcement or Other Actions: There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfields site for which funding is sought. There are no inquiries or orders from federal, state, or local government entities that the City is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

9. Sites Requiring a Property-Specific Determination: The property does not require a Property-Specific Determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability

b. Property Ownership Eligibility-Hazardous Substances Sites

1. EXEMPTIONS TO CERCLA LIABILITY

3) Property Acquired Under Certain Circumstances by Units of State and Local Government

- (a) The Town acquired the Site as a tax taking.
- (b) The date of the tax taking was August 23, 2010.
- (c) Disposal of hazardous substances occurred at the site prior to the Town's acquisition of the property and the Town did not cause or contribute to any release of hazardous substances at the site.
- (d) The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site.

11. Cleanup Authority and Oversight Structure

- a. The site is currently designated as a MCP disposal site under Release Tracking Number (RTN) 4-00594 and enrolled in the MassDEP environmental program. All Cleanup activities will be conducted in adherence to the Massachusetts Contingency Plan (MCP), 310 CMR 40.000.
- b. Access to abutting or off-site properties not owned by the City are not anticipated for Site cleanup.

12. Community Notification

A public notice was published in the Brockton Enterprise newspaper on December 19, 2018 (see attachment). A public meeting was held on January 7, 2019. There were no attendees at the public meeting, with the exception of the Town of East Bridgewater representatives and Ransom Consulting, Inc. The attached sign-in sheet lists the meeting attendees. There were no public comments to the draft Cleanup Grant Application or the attached Draft Analysis of Brownfield Cleanup Alternatives (ABCA).

13. Statutory Cost Share

FY'19 EPA Brownfields Cleanup Grant Application

Precise Engineering site, Downtown Target Area, East Bridgewater, MA

- a. The 20 percent cost share will be met through the use of monetary disbursement and for staff support for Cooperative Agreement Oversight, Community Engagement, Cleanup and Reporting.
- b. A hardship waiver of the cost share is not being requested.

Leveraging Documentation



MASSDEVELOPMENT

February 14, 2017

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

BY OVERNIGHT MAIL

George Samia
Town Administrator
Town of East Bridgewater
117 Central Street
East Bridgewater, MA 02333

Re: Brownfields Site Assessment Recoverable Grant for former Precise Engineering Site
54 West Union Street, East Bridgewater, MA 02333

Dear Mr. Samia:

We are pleased to inform you that the application of the Town of East Bridgewater (the "Sponsor") has been approved for a Brownfields site assessment recoverable grant for up to \$99,700 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed commercial or light industrial use (the "Project") to be located at 54 West Union Street in East Bridgewater, MA 02333 (the "Site").

The site assessment funds are a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Memorandum of Agreement ("MOA") regarding use of the funds and containing the details on the conditions, processes, and timeframe for drawing down funds, the Sponsor's reporting, and other program requirements during the term of the MOA.

CHARLES D. BAKER
Governor

KARIN E. POLITO
Lieutenant Governor

As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that Sponsor execute the MOA by August 14, 2017.

JAY ASH
Chairman

MARTY JONES
President and CEO

The MOA will contain, without limitation, the following terms:

1. A site assessment recoverable grant for up to \$99,700 to be used only for the environmental work approved by MassDevelopment;
2. A requirement that upon the occurrence of a Reimbursement Date under the MOA, the MassDevelopment Funds must be repaid;
3. Reimbursement Dates will include but not necessarily be limited to: (A) abandonment of the Project, or (B) commencement of the development of the Property for any purpose other than the Project;
4. No interest will accrue on this recoverable grant unless it is not paid on the Reimbursement Date, then interest will be charged at an annual rate equal to the then Prime Rate plus 3%;
5. The Sponsor agrees it will comply with MassDevelopment's Contractor Policy. By signing below, Sponsor agrees that for costs of the Project which are to be financed by MassDevelopment, Sponsor or its affiliates have not and



will not enter into a contract with any vendor listed as debarred or suspended on the debarment lists maintained by the Commonwealth of Massachusetts' Division of Capital Asset Management and Maintenance, the Department of Transportation, the Department of Industrial Accidents, the Office of the Attorney General and the Federal Government (the "Debarment Lists"). Sponsor is required to provide the name of its general contractor or construction manager (if one is engaged) to MassDevelopment at least 10 business days prior to a disbursement. At the time of the disbursement, Sponsor must certify that it has checked the Debarment Lists and that for costs of the project financed by MassDevelopment it has not and will not contract with any general contractor, construction manager or other vendor listed on the Debarment Lists. Sponsor must also require that its general contractor or construction manager (if one is engaged) certify in the contract with applicant for MassDevelopment financed work that the general contractor or construction manager: (i) will check the Debarment Lists before directly engaging a subcontractor or other vendor; and (ii) has not and not will contract directly with a subcontractor or other vendor listed on a Debarment List. The certification in the general contractor or construction manager contract shall further provide that general contractor or construction manager understands and acknowledges that noncompliance may result in debarment from future MassDevelopment funded projects for a period of one year from the date of written notification of noncompliance. If Sponsor cannot make the above certifications at the time of disbursement, MassDevelopment reserves the right not to proceed with the Sponsor's disbursement. MassDevelopment will not advance any proceeds against requisitions for payment of vendors that MassDevelopment learns were debarred or suspended at the time the relevant contract was created. The Commonwealth's Executive Office of Administration and Finance has a webpage with a link to the above named lists, <http://www.mass.gov/anf/property-mgmt-and-construction/design-and-construction-of-public-bldgs/vendor-debarment.html>;

6. Other standard terms and conditions for Memoranda of Agreement for site assessment and remediation funding under the Brownfields Redevelopment Fund Program.

The following are preconditions to the execution of the MOA:

1. Sponsor must provide if Sponsor owns the Site, a copy of the deed showing Sponsor's title to the Site, or if Sponsor does not own the Site, a copy of the access agreement between Sponsor and the owner of the Site, or other authorization permitting access to the Site by Sponsor and the LSP for the duration of the site assessment work, or other documentation reasonably evidencing Sponsor's permission to access the Site;



2. The proposal of Ransom Consulting, Inc. (the "LSP"), dated November 16, 2015 (the "LSP Proposal"), for the site assessment work must be accepted by countersignature of Sponsor;
3. Sponsor must provide a certified vote from its Board of Selectmen providing that if the Site or any portion thereof is sold, conveyed, gifted, demised, ground leased, or otherwise transferred, and as a result of said transfer, Sponsor, or any affiliate, receives funds that exceed the aggregate amount necessary for repayment of existing monetary liens, mortgage loans, and other debt on the Project and all of the costs incurred by them in the acquisition, development, ownership, and sale of the Site or of the portion of the Site transferred (the "Net Proceeds"), then Sponsor shall reimburse MassDevelopment the full amount of the Net Proceeds up to the amount of the MassDevelopment Funds disbursed that have not already been repaid to MassDevelopment (the "Disbursed Funds"). The vote must further provide that the Sponsor will annually repay, subject to appropriation, all or a portion of the grant, an amount equal to 15% of any Economic Benefit to the Municipality, until the earlier of: (i) full repayment of the Disbursed Funds, (ii) the expiration of 30 years from the date on which the first Economic Benefit to the Municipality is realized, or (iii) if no redevelopment on the Site commences, the expiration of 30 years from the date of the grant agreement. "Economic Benefit to the Municipality" means: (1) any incremental new property tax or nonprofit PILOT revenue derived from the development of the Site; (2) any increase in local hotel or restaurant tax revenue derived from the development of the Site; and (3) any other new local revenues, such as parking receipts, which accrue to the municipality from development of the Site. The Economic Benefit to the Municipality will be calculated by the establishment of a baseline assessed value at the time of award using information provided by the municipality to MassDevelopment and will equal the annual collection of the above-described sources less the base line. If no Economic Benefit to the Municipality occurs within 30 years of the grant agreement, this requirement will be forgiven.

Until the MOA is executed, no MassDevelopment Funds will be disbursed. MassDevelopment Funds cannot be used for any site assessment or remediation work undertaken prior to the execution of the MOA unless such work is approved in the MOA by MassDevelopment.

This Award Letter sets out the general terms of the recoverable grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Jim Walsh, Vice President of Community Development, your primary contact with the Agency, will be in touch with you to discuss the MOA as well as any other questions or concerns you may have.



MASSDEVELOPMENT
TOWN OF EAST BRIDGEWATER
FEBRUARY 14, 2017
Page 4 of 4

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of the Town of East Bridgewater and all of the people of Massachusetts.

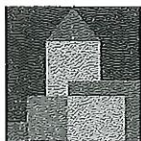
Massachusetts Development Finance Agency

By: Laura L. Canter
Laura L. Canter
Executive Vice President, Finance Programs

Accepted by:

TOWN OF EAST BRIDGEWATER

By: George Samia
Name: George Samia
Title: Town Administrator
Date: 3/7/2017



MASSDEVELOPMENT

February 14, 2017

99 High Street
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BY OVERNIGHT MAIL

George Samia
Town Administrator
Town of East Bridgewater
117 Central Street
East Bridgewater, MA 02333

Re: Brownfields Site Assessment Recoverable Grant for former Eastern States Steel Site
36 Cook Street, East Bridgewater, MA 02333

Dear Mr. Samia:

We are pleased to inform you that the application of the Town of East Bridgewater (the "Sponsor") has been approved for a Brownfields site assessment recoverable grant for up to \$99,400 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed commercial or light industrial use (the "Project") to be located at 36 Cook Street in East Bridgewater, MA 02333 (the "Site").

The site assessment funds are a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Memorandum of Agreement ("MOA") regarding use of the funds and containing the details on the conditions, processes, and timeframe for drawing down funds, the Sponsor's reporting, and other program requirements during the term of the MOA.

As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that Sponsor execute the MOA by August 14, 2017.

The MOA will contain, without limitation, the following terms:

1. A site assessment recoverable grant for up to \$99,400 to be used only for the environmental work approved by MassDevelopment;
2. A requirement that upon the occurrence of a Reimbursement Date under the MOA, the MassDevelopment Funds must be repaid;
3. Reimbursement Dates will include but not necessarily be limited to: (A) abandonment of the Project, or (B) commencement of the development of the Property for any purpose other than the Project;
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5. The Sponsor agrees it will comply with MassDevelopment's Contractor Policy. By signing below, Sponsor agrees that for costs of the Project which

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President and CEO



MASSDEVELOPMENT

TOWN OF EAST BRIDGEWATER

FEBRUARY 14, 2017

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are to be financed by MassDevelopment, Sponsor or its affiliates have not and will not enter into a contract with any vendor listed as debarred or suspended on the debarment lists maintained by the Commonwealth of Massachusetts' Division of Capital Asset Management and Maintenance, the Department of Transportation, the Department of Industrial Accidents, the Office of the Attorney General and the Federal Government (the "Debarment Lists"). Sponsor is required to provide the name of its general contractor or construction manager (if one is engaged) to MassDevelopment at least 10 business days prior to a disbursement. At the time of the disbursement, Sponsor must certify that it has checked the Debarment Lists and that for costs of the project financed by MassDevelopment it has not and will not contract with any general contractor, construction manager or other vendor listed on the Debarment Lists. Sponsor must also require that its general contractor or construction manager (if one is engaged) certify in the contract with applicant for MassDevelopment financed work that the general contractor or construction manager: (i) will check the Debarment Lists before directly engaging a subcontractor or other vendor; and (ii) has not and not will contract directly with a subcontractor or other vendor listed on a Debarment List. The certification in the general contractor or construction manager contract shall further provide that general contractor or construction manager understands and acknowledges that noncompliance may result in debarment from future MassDevelopment funded projects for a period of one year from the date of written notification of noncompliance. If Sponsor cannot make the above certifications at the time of disbursement, MassDevelopment reserves the right not to proceed with the Sponsor's disbursement. MassDevelopment will not advance any proceeds against requisitions for payment of vendors that MassDevelopment learns were debarred or suspended at the time the relevant contract was created. The Commonwealth's Executive Office of Administration and Finance has a webpage with a link to the above named lists, <http://www.mass.gov/anf/property-mgmt-and-construction/design-and-construction-of-public-bldgs/vendor-debarment.html>;

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MASSDEVELOPMENT

TOWN OF EAST BRIDGEWATER

FEBRUARY 14, 2017

Page 3 of 4

2. The proposal of Ransom Consulting, Inc. (the "LSP"), dated July 14, 2016 (the "LSP Proposal"), for the site assessment work must be accepted by countersignature of Sponsor;
3. Sponsor must provide a certified vote from its Board of Selectmen providing that if the Site or any portion thereof is sold, conveyed, gifted, demised, ground leased, or otherwise transferred, and as a result of said transfer, Sponsor, or any affiliate, receives funds that exceed the aggregate amount necessary for repayment of existing monetary liens, mortgage loans, and other debt on the Project and all of the costs incurred by them in the acquisition, development, ownership, and sale of the Site or of the portion of the Site transferred (the "Net Proceeds"), then Sponsor shall reimburse MassDevelopment the full amount of the Net Proceeds up to the amount of the MassDevelopment Funds disbursed that have not already been repaid to MassDevelopment (the "Disbursed Funds"). The vote must further provide that the Sponsor will annually repay, subject to appropriation, all or a portion of the grant, an amount equal to 15% of any Economic Benefit to the Municipality, until the earlier of: (i) full repayment of the Disbursed Funds, (ii) the expiration of 30 years from the date on which the first Economic Benefit to the Municipality is realized, or (iii) if no redevelopment on the Site commences, the expiration of 30 years from the date of the grant agreement. "Economic Benefit to the Municipality" means: (1) any incremental new property tax or nonprofit PILOT revenue derived from the development of the Site; (2) any increase in local hotel or restaurant tax revenue derived from the development of the Site; and (3) any other new local revenues, such as parking receipts, which accrue to the municipality from development of the Site. The Economic Benefit to the Municipality will be calculated by the establishment of a baseline assessed value at the time of award using information provided by the municipality to MassDevelopment and will equal the annual collection of the above-described sources less the base line. If no Economic Benefit to the Municipality occurs within 30 years of the grant agreement, this requirement will be forgiven.

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This Award Letter sets out the general terms of the recoverable grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Jim Walsh, Vice President of Community Development, your primary contact with the Agency, will be in touch with you to discuss the MOA as well as any other questions or concerns you may have.



MASSDEVELOPMENT

TOWN OF EAST BRIDGEWATER

FEBRUARY 14, 2017

Page 4 of 4

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of the Town of East Bridgewater and all of the people of Massachusetts.

Massachusetts Development Finance Agency

By: Laura L. Canter
Laura L. Canter
Executive Vice President, Finance Programs

Accepted by:

TOWN OF EAST BRIDGEWATER

By: George Samia
Name: George Samia
Title: Town Administrator
Date: 3/7/2017



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

\$43.3 Million Approval for East Bridgewater Junior/Senior High School

February 9, 2011

The Massachusetts School Building Authority Announces \$43.3 Million Approval for a New East Bridgewater Junior/Senior High School

The MSBA will contribute up to \$43,317,092 for the new model school

BOSTON, MA – State Treasurer Steven Grossman, Chairman of the Massachusetts School Building Authority ("MSBA"), and Katherine Craven, MSBA Executive Director, today announced that the MSBA Board ratified its approval of the construction of a new East Bridgewater Junior/Senior High School. The next step in the process is for the Town of East Bridgewater and the MSBA to enter into a Project Funding Agreement which will detail the project's scope and budget and set forth the terms and conditions under which the town will receive its grant from the MSBA.

The total budget for this school – which is being built through the MSBA's Model School Program – is \$77 million with the MSBA funding 64.9% of eligible project costs or \$43 million. The new school will serve 950 students in grades 7 through 12.

The MSBA's Model Schools Program effectively adapts and re-uses design elements from successful, recently constructed schools; simplifying the design process, reducing the amount of time projects are in the design phase and lowering design fees. Using elements of a previously designed Model School allows projects to begin construction faster and reduces construction costs for the project. At least a year of design work can be saved by using a Model School. East Bridgewater is using design elements from Whitman-Hanson High School.

"Our Model School Program has saved communities across the Commonwealth valuable time and money. I am pleased that East Bridgewater's needs are a good fit for this program and that they can take advantage of this potential savings while providing the students of East Bridgewater Junior/Senior High with a modern learning environment that fully supports the District's educational plan," said State Treasurer Steven Grossman.

"The Model School approach allows communities, like East Bridgewater, to move forward in a fiscally responsible manner that benefits taxpayers, administrators, teachers and students," said Katherine Craven, Executive Director of the MSBA.

"This project has been a long time in coming, and it is exciting to have reached the final MSBA Board approval stage. I'm proud to represent East Bridgewater as a State Senator, especially because of the many fine individuals who have been involved with solving issues such as this one in the community. This is a great day for the future of the town," said State Senator Tom Kennedy.

"There isn't a school district more deserving of this project than East Bridgewater," said Representative Geoff Diehl. "To say the current state of the East Bridgewater high school facility is below average would be far too kind. I am thankful to the MSBA for their approval and know that an investment in this high school today is an investment in our community's future."

The MSBA strives to find the right-sized, most fiscally responsible and educationally appropriate solutions to create safe and sound learning environments. In its six year history, the MSBA has made more \$7.4 billion in reimbursements to cities, towns and regional school districts for school construction projects. These timely payments have saved municipalities over \$2.9 billion in avoided local interest costs and have provided much needed cash flow to communities in these difficult economic times.



Chapter 90 apportionment

Chapter 90 distribution chart for fiscal year 2019 (ordered by city/town).

City/Town	Highway District	Miles 2017	Population 2010	Employment 2017	Amount
ABINGTON	5	60.43	15,985	4,115	\$388,565
ACTON	3	107.36	21,924	10,095	\$682,609
ACUSHNET	5	59.45	10,303	1,497	\$317,144
ADAMS	1	54.03	8,485	1,813	\$288,050
AGAWAM	2	122.31	28,438	12,153	\$807,523
ALFORD	1	17.34	494	21	\$71,539
AMESBURY	4	59.73	16,283	4,887	\$397,004
AMHERST	2	99.90	37,819	17,414	\$842,339
ANDOVER	4	188.20	33,201	34,404	\$1,363,938
AQUINNAH	5	8.23	311	84	\$35,338

City/Town	Highway District	Miles 2017	Population 2010	Employment 2017	Amount
DOVER	6	59.27	5,589	985	\$280,278
DRACUT	4	136.43	29,457	5,893	\$794,267
DUDLEY	3	82.28	11,390	3,057	\$432,505
DUNSTABLE	3	40.89	3,179	309	\$184,599
DUXBURY	5	103.21	15,059	3,108	\$538,669
EAST BRIDGEWATER	5	64.24	13,794	2,654	\$372,050
EAST BROOKFIELD	3	19.29	2,183	472	\$95,368
EAST LONGMEADOW	2	98.11	15,720	7,931	\$580,792
EASTHAM	5	50.46	4,956	1,272	\$245,096
EASTHAMPTON	2	82.51	16,053	4,555	\$481,048
EASTON	5	116.78	23,112	10,371	\$730,476
EDGARTOWN	5	45.27	4,067	2,970	\$239,412
EGREMONT	1	35.85	1,225	182	\$150,850
ERVING	2	17.51	1,800	454	\$85,702
ESSEX	4	23.17	3,504	1,484	\$131,176

OLD COLONY METROPOLITAN PLANNING ORGANIZATION (MPO)

FFY 2019-2023

OLD COLONY

TRANSPORTATION

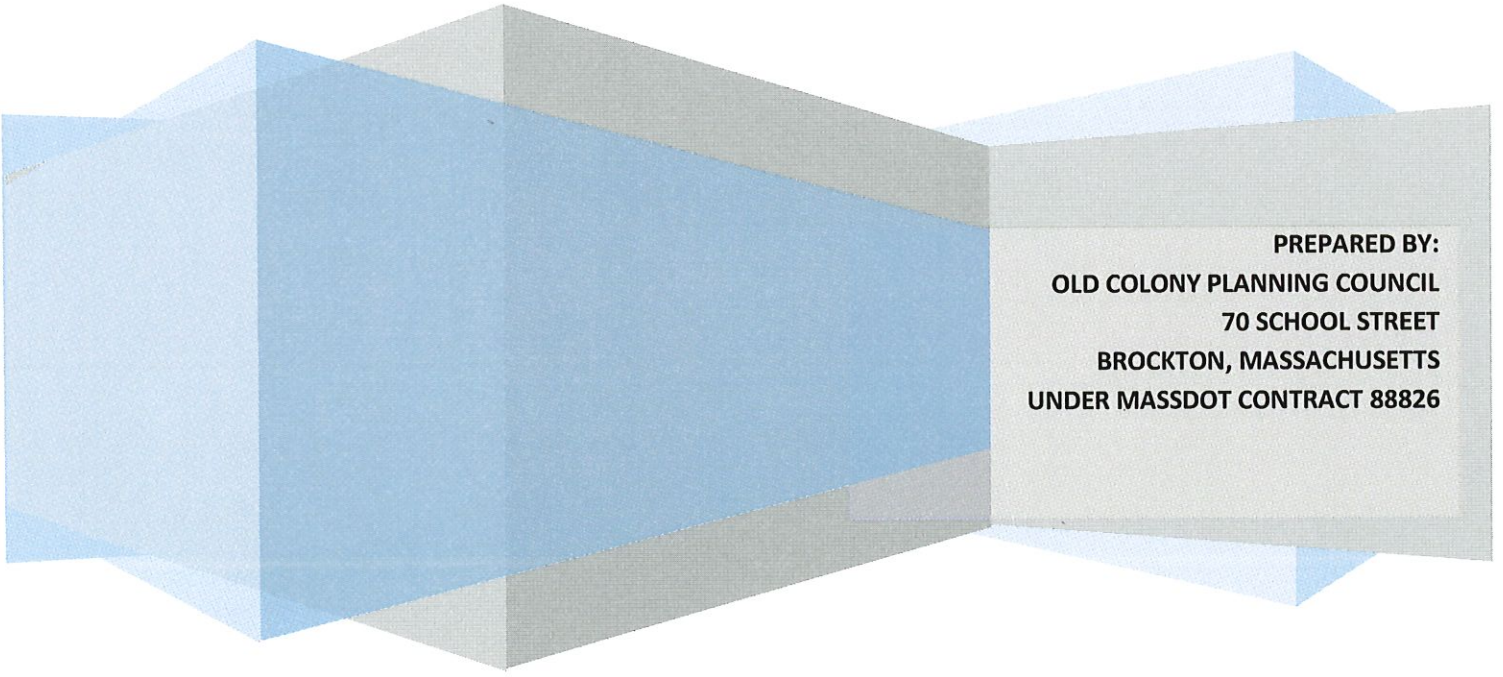
IMPROVEMENT PROGRAM

(TIP)

- **ENDORSED BY THE OLD COLONY MPO ON MAY 15, 2018**

PREPARED IN COOPERATION WITH:

- **BROCKTON AREA TRANSIT AUTHORITY (BAT)**
- **FEDERAL HIGHWAY ADMINISTRATION (FHWA)**
- **FEDERAL TRANSIT ADMINISTRATION (FTA)**
- **MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT)**



PREPARED BY:
OLD COLONY PLANNING COUNCIL
70 SCHOOL STREET
BROCKTON, MASSACHUSETTS
UNDER MASSDOT CONTRACT 88826

Geographic Distribution of Projects

The Old Colony MPO monitors the geographic distribution of TIP projects over time. Table 4 provides the distribution of TIP projects from 2012 through 2023. To assist with providing context to the distribution, included in the table is 2010 Population and 2010-2014 Median Household Income.

From an examination of the distribution of TIP projects from 2012 through 2023, the following observations may be made:

- There are higher concentrations of projects within the more populated urban areas (i.e. Brockton at 34.4 percent of all projects). Such concentrations tend to follow areas with elevated levels of congestion, bicycle and pedestrian activity, and crash clusters.
- The towns of Easton (12.5%) and Pembroke (12.5%) also had higher concentration of projects. A potential explanation for such a trend is that these populous communities feature proximity to limited access highways, commuter rail, and academic institutions of higher learning. Such features, while beneficial in many respects, also lead to higher pedestrian, bicyclist and vehicle trips, and the need for additional multimodal and infrastructure.

**Table 4
Geographic Distribution of Projects**

Community	2010 Population	Median Household Income, 2010-2014	Number of TIP Projects, 2012 through 2023	TIP Project Expenditures, 2012 through 2023 (\$)
Abington	15,985	\$81,500	1	\$1,208,902
Avon	4,356	\$78,750	2	\$6,193,120
Bridgewater	26,563	\$88,481	1	\$1,486,453
Brockton	93,810	\$48,569	11	\$33,975,966
Duxbury	15,059	\$120,253	0	\$0
East Bridgewater	13,794	\$88,534	1	\$7,763,091
Easton	23,112	\$95,372	4	\$12,822,701
Halifax	7,518	\$69,917	0	\$0
Hanover	13,879	\$98,750	0	\$0
Hanson	10,209	\$93,771	0	\$0
Kingston	12,629	\$86,339	0	\$0
Pembroke	17,837	\$89,954	4	\$19,767,052
Plymouth	56,468	\$76,925	3	\$20,388,279
Plympton	2,820	\$94,505	0	\$0
Stoughton	26,962	\$74,688	3	\$10,626,600
West Bridgewater	6,916	\$81,573	1	\$3,375,180
Whitman	14,489	\$76,494	1	\$5,990,816
Totals	362,406		32	\$123,598,161

*Projects spanning multiple communities

Abington and Brockton - North Quincy Street at Chestnut Street and Boundary Avenue Roundabout

**Does not include Bridge Projects



MassDOT Blog

The Official Blog of the Massachusetts
Department of Transportation

Baker-Polito Administration Awards \$5.2 Million for 12 Municipal Small Bridge Projects

[Home](#) / [MassDOT Highway](#) /

Baker-Polito Administration Awards \$5.2 Million for 12 Municipal Small Bridge Projects

JAN 25
2018

image006-3

The
Baker-

Polito Administration today awarded over \$5.2 million to 12 communities to aid in the replacement or preservation of municipally-owned small bridges which are not eligible for federal aid under existing programs and are at high risk for full or partial closure in the near future if repairs are not made.

The funding is the second round of awards through the Administration's Municipal Small Bridge Program, and was announced at a ceremony in Hubbardston by Lieutenant Governor Karyn Polito, Transportation Secretary and CEO Stephanie Pollack, Highway Administrator Jonathan Gulliver, elected officials, and municipal leaders.

"Our Administration is committed to working closely with cities and towns across Massachusetts and empowering them to strengthen their infrastructure for safe and reliable travel," said Governor Charlie Baker. "The Municipal Small Bridge Program enables communities to invest in crucial repair and replacement projects for small bridges that serve as connections to schools, businesses, jobs, and families.

"We are proud to announce \$5.2 million in funding through this round

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green line extension

of the Municipal Small Bridge Program to partner with our cities and towns on preserving and replacing small bridges that help lead the way for local development economic activity,” said Lieutenant Governor Polito.

The Baker-Polito Administration has now awarded a total of approximately \$21.2 million since [creating](#) the Municipal Small Bridge Program in August 2016. In March 2017, the Administration [announced \\$16 million](#) in the first round of funding awards.

The Administration has also awarded a total of approximately \$17.7 million through its [Complete Streets funding program](#), which was created in February 2016, in addition to investing [\\$1 billion](#) in improving and upgrading roads, bridges, sidewalks, multi-use paths, and intersections across the state in calendar year 2017.

“Even though these bridges are small, they are important links within these communities,” said Secretary Pollack. “Thanks to the leadership of Governor Baker and Lieutenant Governor Polito, MassDOT is continuing to coordinate with municipalities to improve transportation infrastructure and ensure residents have access reliable travel options and do not have to navigate long detour routes because these bridges are taken out of service.”

“We appreciate the support of Governor Baker and Lieutenant Governor Polito, as well as the state and local elected officials who have assisted with the development of the Municipal Small Bridge Program,” said Highway Administrator Gulliver. “We are pleased to award \$5.2 million in funding to these communities in round two in order to improve these bridges and ensure they allow for effective and safe travel for many years to come.”

The Municipal Small Bridge program is a need and merit based program that seeks to fund those applications that demonstrate a critical need or substantially extend the life of an existing small bridge that is between ten and twenty feet in length. Projects are evaluated according to a strict set of eligibility criteria that consider the condition, benefits, and repair status of each bridge.

Municipal Small Bridge Program Award Round Two Winners:

Blackstone will receive \$198,500 to preserve a bridge on Elm Street.

East Bridgewater will receive \$497,000 to replace a bridge on Elm Street over Beaver Brook.

Granville will receive \$500,000 to preserve bridges over Beech Hill

highway massdot
MassRIDES **MBTA**
meta multimodal orange
pedestrian phillipston rail
Regional Transit rev **rmv** RMV
Special Plates Route 2 Safety
Improvement Initiative Safe Routes
south coast rail South
Station Special Plates
sustainability trail trails
transit Walk Whittier Bridge

COMMONWEALTH BLOGS

Digital Learning Blog

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- [4/23/18] 5 ways educators can keep Massachusetts a nationwide leader for online safety
- [2/5/18] Three things Dedham Public Schools can do now with a fiber connection
- [1/2/18] 6 Steps to a successful 1:1 device program: Advice from a school technology coordinator
- [9/21/17] Reflections on the Leading Schools Summit

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- [7/17/17] Savings Milestone for LED Lighting at State Facilities
- [7/10/17] Baker-Polito Administration Sets 200 Megawatt-Hour Energy Storage Target
- [6/30/17] Administration

Press releases

Media Contact:

Molly Canales | (650) 963-5674 | [press\[at\]solarcity.com](mailto:press[at]solarcity.com)

SolarCity Provides Renewable Electricity to East Bridgewater, Mass.

2.45 Megawatt Solar Project One of State's Largest

Sep 05, 2013

EAST BRIDGEWATER, Mass., Sept. 5, 2013--SolarCity (Nasdaq: SCTY) is providing solar electricity directly to the town of East Bridgewater in a move that will significantly cut energy costs for the town. SolarCity has provided the town with more than 10,000 solar panels, and the town pays SolarCity for the electricity the panels produce at a discount to its local utility rates. At 2.45 megawatts of generation capacity, East Bridgewater's project is among the largest solar installations in Massachusetts. The solar panels are expected to produce more than 3 million kilowatt hours of electricity each year—enough power to supply about 350 homes. The town is expected to save as much as \$2 million on energy costs over 25 years.

"Massachusetts has benefited from a major increase in solar energy thanks to projects like this one that protect our environment and create jobs," said Governor Deval Patrick. "My thanks go out to the East Bridgewater community for their leadership in adopting these new technologies and investing in a clean energy future that will benefit generations to come." Electricity generated by the solar field will be sent to National Grid, and result in net metering credits, which will be used to reduce the town's electricity bills. Over the 25-year lifetime of the contract, it is estimated to save the town up to \$2 million in energy costs. SolarCity, with Massachusetts operations based in Marlborough, makes it possible for homeowners, businesses, nonprofits and municipalities to have their solar installed for free and pay less for solar electricity than they pay for utility bills.

"We're extremely happy to be helping East Bridgewater cut their energy costs with clean, affordable solar power," said Lee Keshishian, SolarCity's East Coast Regional Vice President. "By saving money, creating jobs and reducing pollution—solar power is win-win-win for East Bridgewater and Massachusetts."

The Green Communities Act of 2008 stimulates renewable energy development in the Commonwealth. A centerpiece of the Act was the establishment of "Net Metering" – a special metering and billing agreement between utility companies and their customers, which facilitates the connection of renewable energy generating facilities to the power grid.

This innovative deal ensures that no town money is spent on the development, construction or maintenance of the solar facility, and that, as the host customer for the facility, the Town will pay less for its power under the agreement.

This release contains forward-looking statements including, but not limited to, statements regarding expected savings, expected electricity production, expected electricity offsets and assumptions relating to the foregoing. Forward-looking statements should not be read as a guarantee of future performance or results, and will not necessarily be accurate indications of the times at, or by, which such performance or results will be achieved, if at all. Forward-looking statements are subject to risks and uncertainties that could cause actual performance or results to differ materially from those expressed in or suggested by the forward looking statements. You should read the section entitled "Risk Factors" in SolarCity's registration statement on Form S-1, which has been filed with the Securities and Exchange Commission and identifies certain of these and additional risks and uncertainties. We do not undertake any obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future developments or otherwise.

About SolarCity

SolarCity® (NASDAQ: SCTY) provides clean energy. The company has disrupted the century-old energy industry by providing renewable electricity directly to homeowners, businesses and government organizations for less than they spend on utility bills. SolarCity gives customers control of their energy costs to protect them from rising rates. The company makes solar energy easy by taking care of everything from design and permitting to monitoring and maintenance. Visit the company online at www.solarcity.com and follow the company on [Facebook](#) & [Twitter](#).

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A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. Financing terms vary by location and are not available in all areas. \$0 due upon contract signing. No security deposit required. A 3 kW system starts at \$25-\$100 per month with an annual increase of 0-2.9% each year for 10-20 years, on approved credit. SolarCity DBA Tesla Energy CA CSLB 888104, MA HIC 168572/EL-1136MR, other [contractor licenses](#). SolarCity is not the lender and only the third party lender may approve, offer, or make a loan.

Savings based on SolarPPA and SolarLease customers with at least twelve months of billing data. Savings Rate calculated by subtracting PPA or equivalent lease kWh rate from relevant utility kWh rate. Savings calculated by multiplying actual kWh supplied by SolarCity in customers' first year times Savings Rate. Excludes fully or partially prepaid contracts.

Solar Bonds are debt securities issued by SolarCity. As with any investment, purchasing Solar Bonds involves risk. You must make your own decision about whether and how much to invest in Solar Bonds. SolarCity cannot make any investment recommendations or otherwise provide any investment advice. SolarCity has filed a registration statement (including a prospectus) with the Securities and Exchange Commission ("SEC") for offerings to which information on this web site relates. Before you invest, you should read the prospectus in that registration statement and other documents SolarCity has filed with the SEC for more complete information about SolarCity and the offerings. You may get these documents for free by visiting EDGAR on the SEC web site at www.sec.gov. Alternatively, you may obtain the prospectus relating to the Solar Bonds, and the pricing supplement relating to a particular series of Solar Bonds, at solarbonds.solarcity.com.

*Based on SolarCity average system size of 6 kW and 8,418 kWh average first year production degraded by .5% annually over 30 years. Environmental benefits based on data collected from: Environmental Protection Agency, US Geological Survey, Global ReLeaf, and National Geographic April 2014.

Community Notification Documents
Draft ABCA

Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation
Former Precise Engineering
54 West Union Street
East Bridgewater, Massachusetts

I. Introduction & Background

a. Site Location

The Site is located at 54 West Union Street in East Bridgewater, Massachusetts, USA, (herein referred to as the "Site").

b. Previous Site Use(s) and any previous cleanup/contamination

1. Town Assessor records define the Site as Parcel IDs 62-19 and 62-20. Parcel 62-19 is the 1.16-acre land portion of the site Parcel 62-20 is the 29,740 square foot (SF) building portion of the site. The Site is abutted to the north by West Union Street; to the east and south by residential development; and, to the west by a former MBTA railroad right-of-way, beyond which is the former Eastern States Steel site. The Site is located within a Zone II Aquifer Protection Area.

The Site operated as the following industrial facilities: shoe last manufacturing from the 1920s to the 1970s; a metal working and stamp manufacturing from the late 1970s to the 1990s; boat manufacturing from circa 1976 to 1978; Precise Engineering (metal and stamp working) from 1978 to the late 1990s and has been vacant since at least 2000. The Site was acquired by the Town as a tax taking.

A release of petroleum hydrocarbons and chlorinated solvents was encountered at the Site in 1987 and reported to the Massachusetts Department of Environmental Protection (MassDEP), which assigned Release Tracking Number (RTN 4-00594) to the Site. An additional RTN (4-12116) was assigned to the Site in April 1996, to address a release of polychlorinated biphenyls (PCBs). The latter RTN was subsequently closed.

c. Site Assessment Findings

Site assessment activities have been conducted from the late 1980s to 2017. Site contaminant impact and sources include:

- Chlorinated volatile organic compounds (CVOCs), attributed to a release of solvents, which were stored in exterior truck bodies and drums and in interior above ground degreasing tanks. Two plumes of chlorinated VOC impacts encompass approximately 30% of the Site area. The release appears to impact "shallow" and "intermediate" groundwater at the Site property and extends to deeper groundwater (49 feet bgs) at the abutting ESS site. Two localized areas of petroleum hydrocarbon impacts are located within the southern portion of the Site building and at the southern portion of the Site. Chlorinated VOCs extend to portions of the abutting MBTA ROW and ESS property. There is a potential that shallow groundwater chlorinated VOCs impacts may impact the abutting drainage ditch during high water table events.

- The source of petroleum hydrocarbons is associated with historic practices including with storage (former 4,000-gallon No.6 fuel oil UST); interior and exterior drums; and a reported crane accident. Two localized areas of petroleum hydrocarbon impacts are located within the southern portion of the Site building and at the southern portion of the Site.
- The source of PCBs in Site soils appears to be soil piles generated at the ESS property that were stored on the PE site. Metals, including arsenic, lead and zinc have been detected in surficial Site soils. The source of lead and arsenic in surficial soils is associated with stockpiled soils associated with the former MBTA railroad ROW, which were reportedly stored at the subject Site, and is likely attributed to the historic application of lead arsenate, used as a weed killer. Additional metals impacts are attributed to exterior scrap metal storage by the former facility. Lead impacts to surficial soils located along the northern exterior of the Site building are likely attributable to lead-based paint. The extent of metals impacts to surficial soils includes areas to the north of the Site building (lead), along with areas of arsenic, PCB and lead impacts encompassing areas at the western/central portions of the Site, measuring approximately 3,400 SF. Lead and cadmium, detected in two wells, appear to be co-mingled with chlorinated VOC impacts.
- Residual polycyclic aromatic hydrocarbon (PAH) impacts to soils are likely attributable to fill materials and may be associated with former coal storage.
- Based on the results of a hazardous materials survey of the Site building in July 2017, asbestos-containing materials (ACM) and lead-based paint (LBP) are present in Site building materials.

d. Project Goal (Site reuse plan)

The owner has established plans to clean up and redevelop the property for mixed use.

e. Regional and Site Vulnerabilities

According to the Massachusetts Climate Change Adaption Report¹, the impacts of climate change are wide-ranging and growing in severity in Massachusetts, with impacts from sea level rise, storm events, flooding, greenhouse gas emissions and changing weather patterns. As a coastal state, storm surges have broad implications and impacts to infrastructure, natural resources and ecosystems, including drinking water supplies. The financial impacts are expected to be very high.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

¹ Climate Change Adaptation Report. Executive Office of Energy and Environmental Affairs and the Adaptation Advisory Committee. September 2011

Site Cleanup will be conducted pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000 under a Massachusetts Licensed Site Professional (LSP)². Additional applicable local, state and federal regulatory requirements will be adhered to, including the appropriate procurement of contractors. The applicable regulation is the Massachusetts Contingency Plan (MCP).

b. Cleanup Standards for major contaminants

The applicable MCP Standards for the Site are MCOP Method 1 Soil Cleanup Standards and MCP Method 1 (S-1) Soil and Groundwater (GW-1/GW-2/GW-3) Standards. These standards reflect unrestricted future reuse scenarios and are protective of the Zone II aquifer protection area.

c. Laws & Regulations Applicable to the Cleanup

The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials. The Town is conducting voluntary site cleanup. Additional laws and regulations applicable to the Cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act and Town by-laws. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives

To address contamination at the Site, three different alternatives were considered including Alternative #1: No Remedial Action; Alternative #2, In-Situ Remediation and Post-Remedial Monitoring; #3, Institutional Controls, Passive Containment. Ex-Situ Remediation was not considered, due to high costs for disposal of soils listed as hazardous waste.

Alternative #1: No Remedial Action

The "No Action" alternative assumes that no additional remedial efforts are implemented to address elevated concentrations petroleum hydrocarbons impacts at the Site. The "No Action" alternative can provide a basis for assessing the effects of implementing remedial actions; however, it does not directly reduce the toxicity, mobility or volume of impacted soils or sediment. This response action alternative does not reduce Site risks associated with groundwater that may be impacted in the future, and provides no additional protection to human health or public welfare. Additionally, the contaminants of concern are at levels that do

² In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board

not naturally attenuate and therefore “No Action” does would not reduce potential risk to human health and/or the environment in the long term.

Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring

In-Situ remediation includes the application of chemical and biological agents to reduce chlorinated solvent and petroleum hydrocarbon impacts to Site groundwater. Since lithology within the impacted zone is classified as silt/clay, soil mixing and remedial injections are applied to achieve contact with contaminated media. Remedial pilot testing will be conducted to ensure the feasibility of one or more agents.

Groundwater **monitoring** is conducted as a measure to assess the effectiveness of the cleanup. Groundwater is collected from monitoring wells at area within and/or hydraulically downgradient of the cleanup area.

Alternative #3: Institutional Controls, Passive Containment, Monitoring

Institutional controls are mechanisms to limit access to impacted media and include alternatives such as fencing, barriers, and Activity and Use Limitations (AULs) in the form of deed restrictions. While institutional controls do not eliminate contamination, they can provide an effective, low cost means of reducing exposure potential, and thus risk, if properly maintained and enforced. Institutional controls may be effective in mitigating exposure to VOC, petroleum hydrocarbon and metals-impacted soils in locations at which it may be infeasible to reach background conditions. Implementation of an AUL on a Site property to restrict access to impacted groundwater (other than as “exposure pathway elimination measures” or to restrict access to drinking water) is not supported by MassDEP. However, AULs may be implemented to ensure that engineering controls be maintained to mitigate potential risk.

Passive Containment: The primary purpose of containment technologies is to isolate impacted media, and thus control potential exposure risks. Passive containment involves placement of horizontal physical barriers, such as a cap, sealant or membrane, or vertical barriers such as a grout curtain, slurry wall, or sheet piling in the areas of contamination.

Monitoring: Refer to Alternative #1

b. Cost Estimate of Cleanup

Effectiveness-Including Vulnerability/Resiliency Considerations:

Alternative #1: No Remedial Action Alternative #1 is not effective in controlling or preventing the exposure of Site OHM to human or environmental receptors.

Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring
Alternative #2 is effective at removing the sources of OHM and preventing the migration of OHM sources to human and environmental receptors. Groundwater monitoring is effective at assessing the success of the cleanup.

Alternative #3: Institutional Controls, Passive Containment and Monitoring: Although Alternative #3 mitigates direct exposure to contaminated soil, it does not remediate the OHM sources and does not prevent migration of OHM in groundwater to human or environmental receptors. Long-term groundwater monitoring is effective at assessing potential impacts to

receptors. Implementation of an AUL is an effective administrative control to mitigate potential soil impacts to receptors.

Implementability:

Alternative #1: No Remedial Action and Monitoring

- No remedial action is conducted and is readily implementable;
- Monitoring: There is low to moderate technical complexity associated with implementability.

Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring

- In-Situ Technologies: There is a high technical complexity associated with implementability.
- Monitoring: There is low to moderate technical complexity associated with implementability.

Alternative #3: Institutional Controls, Passive Containment and Monitoring Institutional Controls:

- An AUL is readily implementable.
- Passive Horizontal Containment: There is moderate technical complexity associated with implementability.
- Monitoring: There is low to moderate technical complexity associated with implementability.

Cost:

- **Alternative #1: No Remedial Action and Monitoring:** The estimated cost to implement this option is \$300K to \$400K over a 15 to 20 year period and assumes annual monitoring and reporting ranging from \$15K to 20K beyond 20 years.
- **Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring** The estimated cost to implement this option is \$600K.
- **Alternative #3: Institutional Controls, Passive Containment and Monitoring** The estimated cost to implement this option \$400K to \$500K over a 15 to 20-year period and assumes annual monitoring and reporting ranging from \$15K to \$20K annually beyond 20 years.

c. Recommended Cleanup Up Alternative

The recommended cleanup alternative is: **Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring**

Green and Sustainable Remedial (GSR) Measures for Selected Alternative

Storm water design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of storm water controls. The use of clean on-Site gravel will be used for backfill/restoration purposes. Bid documents will incorporate GSR measures for implementation by the Cleanup contractor.

Community Notification Documents
Community Notification Ad

wickedlocalsearch.com

Classified

TO WHOM IT MAY CONCERN:

The above vehicle was removed from Hanson, MA on 04/29/2018. It is presently located at 60 Franklin Street Rear, East Bridgewater, MA 02333 in the possession of Bailey's Tri-Town Service, 508-690-2206 or 508-690-1511.

Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned and will be disposed of if not redeemed.

13752079
12/5,12,19, 2018
lincoln school

CITY OF BROCKTON PLANNING BOARD

The City of Brockton Planning Board will hold a public hearing on Wednesday, January 2, 2019 at 6:00 PM in the Basement Level of City Hall for approval of the Site Plan Application submitted by DeCelle Burke Sala & Associates on behalf of the following:

* Housing Solutions for Southeasters Massachusetts for the redevelopment of the Lincoln School, 70 Highland Street, into 39 affordable residential units for seniors. The application and plans may be viewed in the Department of Planning & Economic Development, City Hall, Monday through Friday from 9:00 to 4:00 pm or at <http://www.brockton.ma.us/Government/Departments/Planning/rep> orts.

David Wheeler,
Chairperson
December 19, 2018
December 26, 2018

PUBLIC NOTICE
Draft FY'2019 EPA Brownfields Cleanup Grant Applications
Former Precise Engineering Site
54 West Union Street, Parcels 62-19 and 62-20, East Bridgewater, MA

A Draft EPA Brownfields Cleanup Grant Application for the Former Precise Engineering site at 54 West Union Street, Parcels 62-19 and 62-20, in East Bridgewater, Massachusetts will be available for public review and comment.

The Draft Grant Application includes an Analysis of Brownfields Cleanup Alternatives, which will be available for review at the Town of East Bridgewater Town Administrator's Office at 175 Central Street, East Bridgewater, MA during business hours (Mon: 8:30 a.m. to 8:00 p.m.; Tues-Thurs.: 8:30 a.m. to 4:30 p.m. and Friday: 8:30 a.m. to 12:00 p.m.).

The spokesperson representing the Town of East Bridgewater on this Grant Application is George Samia, Town Administrator, who can be reached in person by appointment at the above address, by email at rjohnson@ebmass.com and by phone at (508) 378-1601.

A public meeting to discuss the Cleanup Grant Application and to receive comments will be held on January 7, 2019 at 6:00 P.M. at the Town of East Bridgewater Town Hall, 1st Floor Conference Room.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Edward G. Boyle, First Justice of this Court.

Date: December 10, 2018

Matthew J. McDonough
Register of Probate

13756140 12/19/18

TERMS OF SALE:
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2006-FRE1 Asset Backed Pass-Through Certificates, Series 2006-FRE1

Present Holder of said Mortgage,
By its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
18-004362

13751016 12/12,19,26, 2018

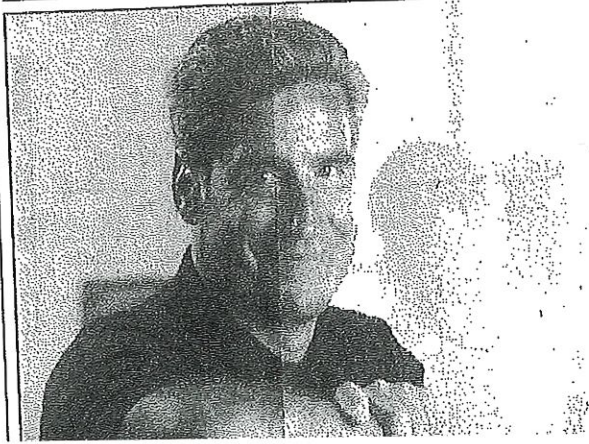
water bills, municipal lien tenants and parties in p and costs.

TERMS OF SALE:
A deposit of FIVE TH CENTS (\$5,000.00) in 1 bank treasurer's check o to be delivered at or bef The successful bidder Foreclosure Sale Agre close of the bidding. The shall be paid within thirty the form of a certified of other check satisfactory Mortgagee reserves the any and all bids, to cont terms of the sale by writt before or during the for aside for any reason, th entitled only to a return chaser shall have no Mortgagor, the Mortgage The description of the p gage shall control in the cation. TIME WILL BE C

Other terms, if any, to b

U.S. Bank National Ass the holders of Adjuste Adjustable Rate

13744212 12/5,12,19,



This fitness is facing his challenge

Augie Nieto looks at his ALS (Lou G as an irony he would prefer to exp With Augie's Quest, his hope is i last track research by the Muscular

Community Notification Documents
Public Meeting Sign-In Sheet

January 7, 2019

EPA Brownfields Cleanup Grant Application

Former Precise Engineering site, 54 West Union St., East Bridgewater, MA

[illegible]

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/29/2019

4. Applicant Identifier:

Town of East Bridgewater

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

500,000

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Town Administrator

* b. Employer/Taxpayer Identification Number (EIN/TIN):

046-001-137

* c. Organizational DUNS:

0738018700000

d. Address:

* Street1:

175 Central Street

Street2:

* City:

East Bridgewater

County/Parish:

Plymouth

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02333 1913

e. Organizational Unit:

Department Name:

Board of Selectmen

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

George

Middle Name:

* Last Name:

Samia

Suffix:

Title:

Town Administrator

Organizational Affiliation:

* Telephone Number:

508-378-1601

Fax Number:

* Email:

gsmaia@ebmass.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Eastern State Steel Brownfield Cleanup Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant MA-083

* b. Program/Project MA-007

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 05/01/2019

* b. End Date: 08/31/2019

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	500,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: George

Middle Name:

* Last Name: Samia

Suffix:

* Title: Town Administrator

* Telephone Number: 508-378-1601 Fax Number:

* Email: gsamia@ebmass.com

* Signature of Authorized Representative: George Samia * Date Signed: 01/29/2019